

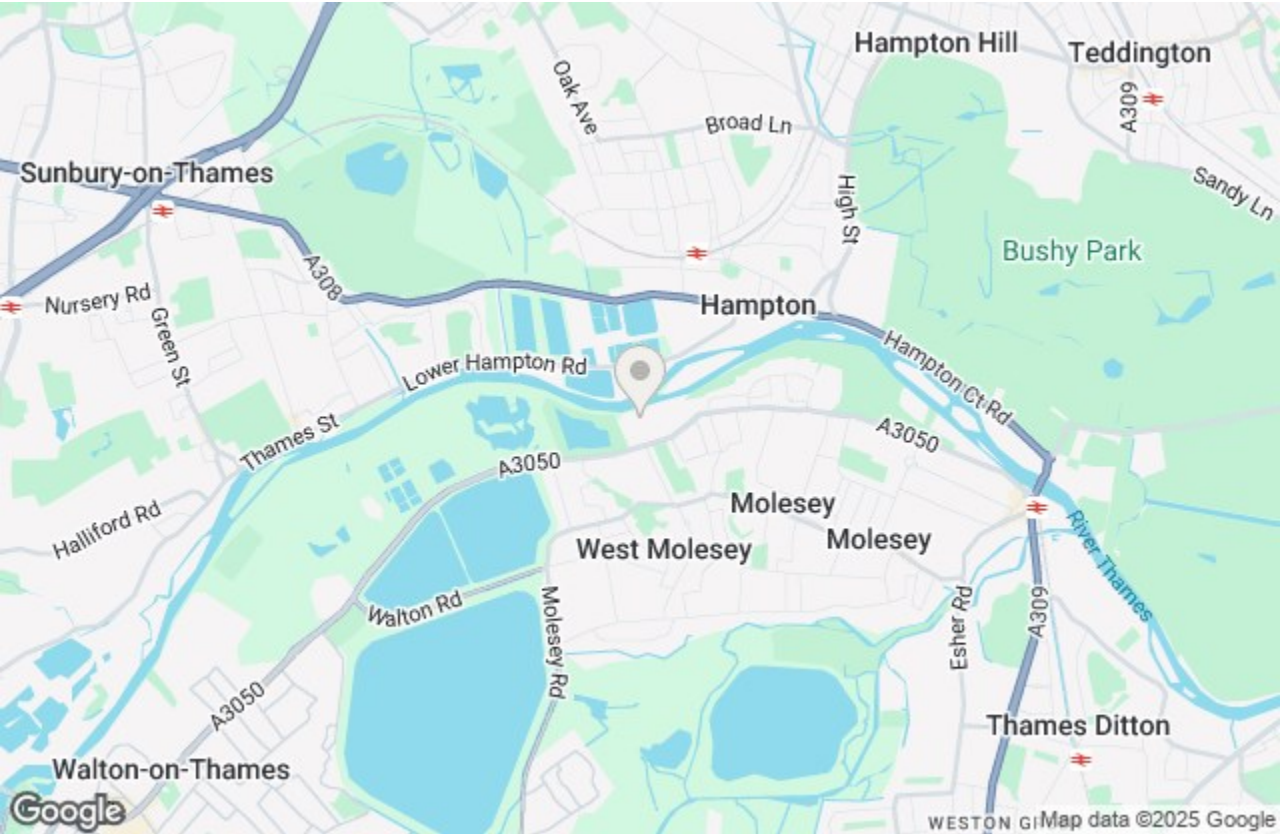


38, Cherry Orchard Road, West Molesey, KT8 1QZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£1,200,000 Freehold

A great opportunity to purchase this detached period home with development potential STPP, which is located in a very popular residential road within a very short distance of the towpath on the River Thames. The original part of the property dates back to the late 1800's and has been extended over the years to provide a larger main residence with two studio apartments with their own access. The property is situated on a generous plot with a west facing garden benefitting from a good size detached garage at the rear. Good potential for developers looking to build maybe three units or someone simply looking for a flexible and adaptable family home. Viewings are strongly recommended at your earliest convenience. No onward chain. Council tax band G.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
1958 ft²
181.9 m²
Balconies and terraces
20 ft²
1.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- DEVELOPMENT POTENTIAL STPP
- TWO STUDIO APARTMENTS
- WEST FACING GARDEN
- VERY CLOSE TO THE RIVER THAMES
- FLEXIBLE AND ADAPTABLE FAMILY
- LARGE DETACHED GARAGE AT REAR
- NO ONWARD CHAIN
- LARGE DOWNSTAIRS ACCOMODATION

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract